



P.O. Box 27210  
Tucson, Arizona 85726-7210  
Phone: (520) 791-4213  
TDD: (520) 791-2639  
Fax: (520) 791-4017

## Legal Action Report Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

**Date and Time: Friday, September 20, 7:30 a.m.**

**Location: Public Works Building, 3rd Floor Conference Room  
201 North Stone Avenue, Tucson, Arizona**

### AGENDA

**1. Call to Order / Roll Call - 7:31 AM**

Mike Anglin (Chair)	Absent
Savannah McDonald (Vice Chair)	Present
Nathan Kappler	Present
Shawn Protz	Absent
Chris Stebe	Present
Caryl Clement	Present

**A quorum was established.**

**2. Review and Approval of the 8/2/19 LAR and Meeting Minutes**

**Action Taken**

Motion was made by Member Chris Stebe to approve the LAR and Draft Minutes of August 2, 2019 as submitted, duly seconded by Member Caryl Clement, passed by a voice vote of 3– 0. All in favor.

Motion passed unanimously.

DRB Member Kappler arrived at 7:38 AM

**3. Call to the Audience**

No Speakers

**4. Case # DRB-RNA-19-12, Façade Remodel, 20 E. Ochoa St.**

**Action Taken**

**C-3 Zoning (T19SA00374)**

The applicant is proposing to modify the storefronts of the existing barber shop and office, by replacing the aluminum and glass assemblies with steel and glass inset, that include a shade canopy over each set of doors and windows. The site is located within the boundaries of the Armory Park Historic District, and the building with the proposed façade modifications is designated as non-contributing. The adjacent buildings to the west and north are designated contributing structures.

DRB discussed the proposal, and found shading to be insufficient as of the current proposed canopies.

Motion was made by Member Nathan Kappler, duly seconded by Member Chris Stebbe to grant a continuance to the case until the next DRB meeting scheduled for October 4, 2019, with the condition, that the applicant returns with two items:

- 1) Shade study to demonstrate compliance with Unified Development Code Section 5.12.7.D.4.b;
  - 2) Revised Site Plan that includes the footprint of the proposed shade measures.
- Motion passed by a voice vote 4-0. All in favor. Motion passed unanimously.

**5. Case # DRB-RNA-19-08, New Park Amenity, 450 West Paseo Redondo Action Taken  
PAD-2 Zoning (T19SA00380)**

The applicant is proposing improvements to the existing traffic circle to be used as a park amenity for El Rio Santa Cruz Neighborhood Health Center, which will be open for use to anyone in the Tucson community. The applicant is also intending to increase sight visibility to the historic Manning House.

The proposed improvements include new landscape and hardscape reflective to La Entrada Plan Area Development's historic nature. Existing historic streetlights and the majority of vegetation will remain as they currently exist. Hardscape improvements include 42-inch high perimeter fencing, seat wall, stabilized decomposed granite, walk, and central gathering node, with controlled access.

Visually restrictive jojoba and dead palms are being removed. New plantings consistent with native, drought-tolerant and historical context are proposed to provide additional seasonal color, interest and character. Irrigation will be extended from the Manning House property to ensure vegetation will survive in the surrounding pavement. Low voltage lighting is being considered to provide down lights and angle lights during evening hours, while respecting the dark ordinance requirements.

The site is outside a National Register District, but there are streetlights designated as historic in and around the property. The Manning House to the west is individually listed as historic.

DRB discussed proposal, and considered the proposed perimeter fencing a potential safety risk, given there is only one single ingress-egress access point.

Motion was made by Member Caryl Clement, duly seconded by Member Chris Stebe to recommend approval with the following observation for the PDSO Director: **To carefully consider the safety aspects created by the perimeter fence with a single ingress/egress access point.**

Motion passed by a voice vote 4-0. All in favor. Motion passed unanimously.

**6. Staff Announcements Informational**

Staff informed the DRB of the new upcoming case for a request for variance to landscaping and screening requirements at El Sur Restaurant on East 22<sup>nd</sup> St., as well as the continued Case # DRB-RNA-19-12, Façade Remodel, 20 E. Ochoa St.

**7. Adjournment**

Meeting Adjourned at 8:38 AM

09-20-19 DRB Legal Action Report-to Clerk